

NO TRANSFER
TAX PAID

57-229

QUITCLAIM DEED

Eugene Donald Bouchard, of 48 Howard Street, in Portland, in the County of Cumberland, and State of Maine, for consideration paid, grant to Fleet Mortgage Corp., a corporation duly organized and existing under law and having a place of business at Milwaukee, in the County of Milwaukee, and State of Wisconsin, its successors and assigns, the following described real estate, with quitclaim covenants, to wit:

002081

A certain lot or parcel of land with the buildings thereon, situated in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning on the east side of Drummond Avenue at the northwest corner of land now or formerly of Anson Codia; thence easterly on said Anson Codia's north line, ninety-eight (98) feet, more or less, to the westerly line of land of the estate of S.K. Smith; thence northerly on the said Smith land sixty (60) feet; thence westerly and parallel with the first mentioned bound to the easterly line of said Drummond Avenue the distance of ninety-eight (98) feet, more or less; thence southerly along the easterly line of said Drummond Avenue, sixty (60) feet to the point of beginning.

This conveyance is given with the express understanding of the Grantor(s) that the within described real estate is the same as described in a certain real estate mortgage deed previously given by the said Grantor(s), Eugene Donald Bouchard, to Kingfield Savings Bank, dated May 31, 1989, and recorded in the Kennebec County Registry of Deeds in Vol. 3555, Page 220, which mortgage was assigned by said Kingfield Savings Bank, to Fleet Mortgage Corporation, also known as Fleet Mortgage Corp., by Assignment dated June 23, 1989, and recorded in said Registry in Vol. 3601, Page 78. Said mortgage secured a certain mortgage note signed by said Grantor(s) and delivered to said Kingfield Savings Bank, dated of even date of said mortgage, in the principal amount of \$55,150.00, with interest at the rate of 10.50 percent per annum, is presently and has been in default since June 1, 1994; and that the said Fleet Mortgage Corp., as mortgagee thereunder, has informed Grantor(s) that it intends to institute foreclosure proceedings of said mortgage deed, in accordance with the terms thereof, on account of said default. The Grantor(s), Eugene Donald Bouchard, in order to be relieved of and excused from any further obligation under said promissory note and real estate mortgage given to secure the payment thereof, as aforementioned, and, being satisfied that the value of the property herein described and conveyed, does not exceed the total indebtedness due under said mortgage, do hereby mean and intend to convey all of their right, title and interest in and to said premises to said Fleet Mortgage Corp., in lieu of foreclosure of said real estate mortgage, and in satisfaction of the debt owed said Fleet Mortgage Corp., and secured thereunder.

The Grantor(s), Eugene Donald Bouchard, both join as Grantors, and both release all rights by descent and all other rights.

Witness my/our hand(s) and seal(s) this 16th day of December, in the year of Lord one thousand nine hundred and ninety-four (1994).

Eugene Donald Bouchard
Eugene Donald Bouchard

57229

STATE OF Maine
COUNTY OF Cumberland

December 16, 1994

Personally appeared the above named Eugene Donald Bouchard
and acknowledged the foregoing to be his free act and deed, by
him signed and sealed.

Before me,

Celia Y. Talbot
(Type Name): Celia Y. Talbot
NOTARY PUBLIC



RECEIVED KENNEDY SS.

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ATTEST: Thomas R. B. Brown
REGISTER OF DEEDS